



Mount Pleasant The Ball, Minehead, TA24 5JJ

Offers in excess of £360,000

A unique opportunity has arisen to purchase this individual and spacious detached bungalow. Set on an elevated position on North Hill and with stunning views of the local town and reaching to the coastline. Minehead continues to be a bustling sea side resort with the stunning beaches and attractions alongside restaurants schools and shops. Not forgetting the famous coastline railway link to wards Bridgewater and Taunton.

The property on offer in our opinion represents excellent value for money and nestled in the pretty streets on the hill this property must be viewed.

The accommodation which extends to approx 2100 sqft briefly consists: Entrance hallway with doors leading to the lounge, dining room and study. Doors then lead to the generous sized kitchen breakfast room with plenty of fitted units and storage along with a utility and office space/bedroom 4. Three bedrooms, the master with fitted storage and bay window. A bathroom and additional shower room complete the living accommodation.

Outside there is a tarmac driveway which leads to the garage, workshop and garden store. A gate to the rear garden is tiered with lawn, mature shrubs and a patio area. The wrap around garden allows outstanding panoramic views of the local area.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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